



24 Farnborough Drive, Daventry, Northants, NN11 8AL
Guide Price £290,000 Freehold

A tasteful and spacious four storey town house with views overlooking the green in the popular Middlemore Estate. Benefitting from flexible accommodation options, a refurbished kitchen with built-in appliances and ample square footage. The accommodation includes three double bedrooms, two with en-suites, three reception rooms, a fourth bedroom or fourth reception room, kitchen and utility room, cloakroom and family bathroom, a single garage with two off road parking spaces and a landscaped low maintenance rear garden. EPC Rating: C. Council Tax: E.

Four Storey Town House | Three/Four Bedrooms | Two En-Suites | Utility Room | Single Garage | Built-in Appliances

modern marketing · traditional values

ENTRANCE

Wooden door with double glazed panels. Radiator. Storage cupboard.

WC

Low level WC. Pedestal sink. Radiator. Tiling to splash back areas.

DINING ROOM 3.07m x 2.84m (10'1 x 9'4)

uPVC double glazed window to front elevation. Radiator.

KITCHEN/DINER 3.18m x 4.60m (10'5 x 15'1)

Two uPVC double glazed windows. Range of wall mounted and base level cupboards with work surface over. Butler sink with stainless steel mixer tap. Built-in fridge/freezer. Induction hob. Extractor fan. Built-in oven. Built-in microwave. Exposed brickwork.

FAMILY ROOM 4.78m x 4.75m (15'8 x 15'7)

Two uPVC double glazed French doors to garden and rear elevation. Two radiators. Storage cupboard.

UTILITY 3.15m x 1.93m (10'4 x 6'4)

Tiled flooring. Stainless steel sink and drainer. Range of base level cupboards with work surface over. Built in dishwasher. Radiator. Tiling to splash back areas.

OFFICE 3.12m x 2.26m (10'3 x 7'5)

Radiator.

FIRST FLOOR LANDING

LOUNGE/BEDROOM 3.10m x 4.60m (10'2 x 15'1)

Two uPVC double glazed French doors to rear elevation. Radiator.

BEDROOM ONE 3.18m x 3.45m (10'5 x 11'4)

Two uPVC double glazed windows to front elevation. Radiator. Built-in wardrobes.

EN-SUITE 2.64m x 1.45m (8'8 x 4'9)

Tiled flooring. Low level WC. Pedestal sink with stainless steel mixer tap. Shower. Heated towel rail. Tiling to splash back areas. Shaver point.

SECOND FLOOR LANDING

BEDROOM TWO 2.87m x 2.95m (9'5 x 9'8)

Two uPVC double glazed windows to rear elevation. Radiator. Built-in wardrobe.

EN-SUITE 1.88m x 1.60m (6'2 x 5'3)

Tiled flooring. Low level WC. Pedestal sink. Shower. Heated towel radiator. Tiling to splash back areas. Shaver point.

FAMILY BATHROOM 2.31m x 1.52m (7'7 x 5')

Tiled flooring. Low level WC. Pedestal sink with stainless steel mixer tap. Bath. Heated towel rail. Tiling to splash back areas. Shaver point.

BEDROOM THREE 3.23m x 4.47m (10'7 x 14'8)

Two uPVC windows to front elevation. Radiator.

OUTSIDE

FRONT GARDEN

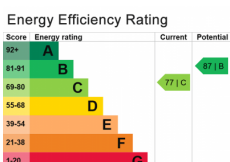
Low maintenance frontage. Enclosed by low level brick wall and wrought iron fence to front path to front door.

REAR GARDEN

The rear comprises of decking, Artificial lawn and borders. Enclosed by timber fence panelling. Gate to rear for access to garage and parking space.

DRAFT DETAILS

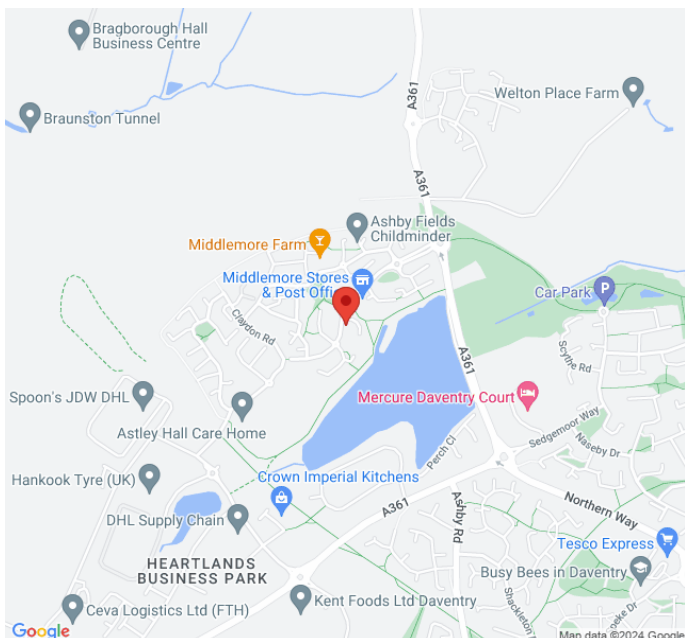
At the time of print, these particulars are awaiting approval from the Vendor(s).



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Total area: approx. 141.5 sq. metres (1523.5 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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